

**SUBDIVISION REVIEW SHEET**

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**CASE NO.:** C8J-2012-0119.0A

**Z.A.P. DATE:** 8-7-12

**SUBDIVISION NAME:** Westview on Lake Blk A, Lot 78 and River Cove Phase A, Blk A, Lot 9; Amended Plat

**AREA:** 2.361

**LOT(S):** 2

**OWNER/APPLICANT:** Jeff A Townsend

**AGENT:** Kimbell / Bruehl  
(Gabe Bruehl)

**ADDRESS OF SUBDIVISION:** 3604 WESTLAKE DR

**GRIDS:** MG27

**COUNTY:**

**WATERSHED:** Lake Austin

**JURISDICTION:** Limited Purpose

**EXISTING ZONING:**

**MUD:** N/A

**NEIGHBORHOOD PLAN:**

**PROPOSED LAND USE:** SF

**ADMINISTRATIVE WAIVERS:** None

**VARIANCES:** None

**SIDEWALKS:** Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.

**DEPARTMENT COMMENTS:** The request is for approval of the Westview on Lake Blk A, Lot 78 and River Cove Phase A, Blk A, Lot 9; Amended Plat. The proposed plat is composed of 2 lots on 2.361 acres.

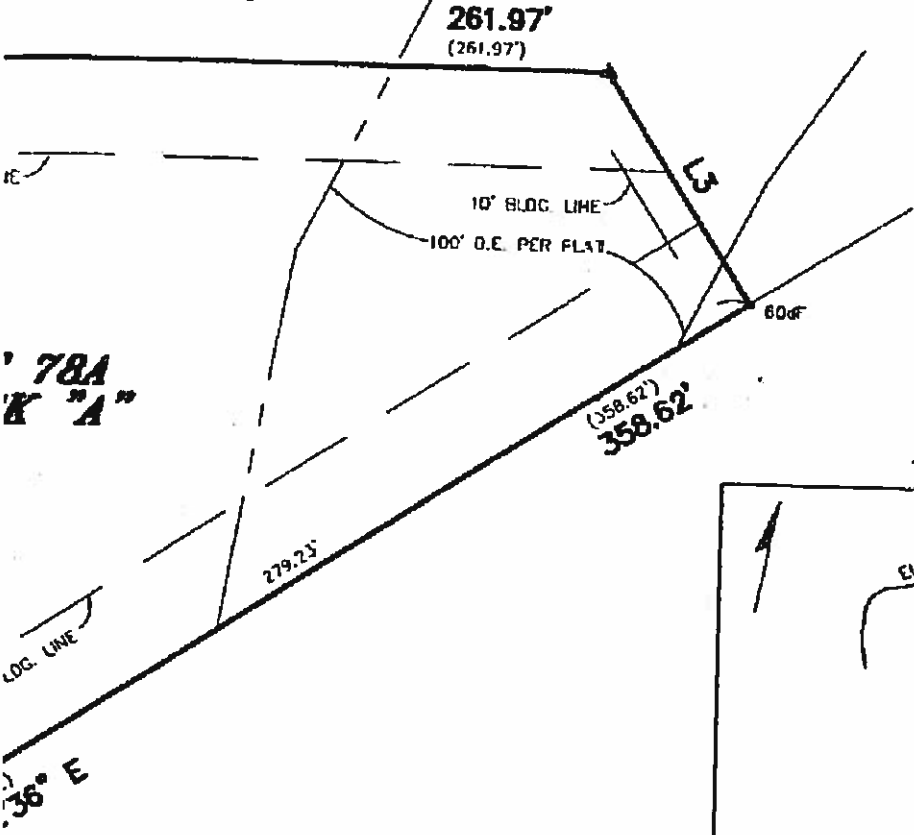
**STAFF RECOMMENDATION:** The staff recommends disapproval of the plat. This plat does not meet all applicable State and City of Austin LDC requirements.

**ZONING AND PLATTING ACTION:**

# A", WESTVIEW ON LAKE AUSTIN, , RIVER COVE SUBDIVISION

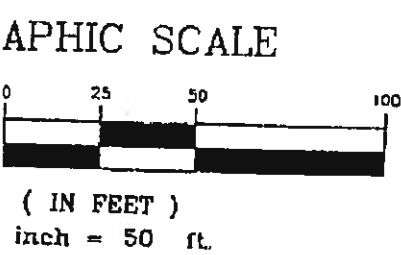
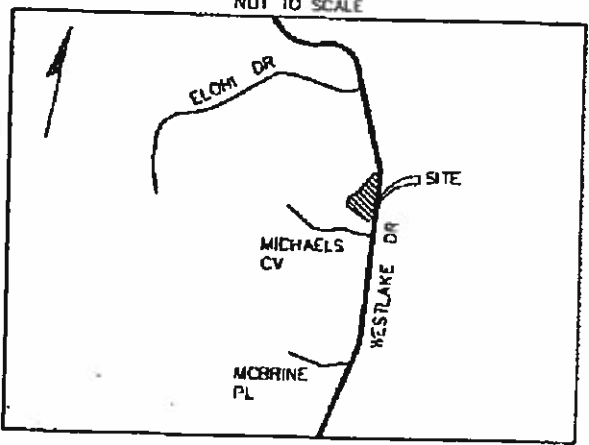
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LOT 77  
VIEW ON LAKE AUSTIN, PHASE A  
BK. 85, PG. 164C



LINE NO.	BEARING & DISTANCE		
L1	ACTUAL	S 60°05'39" E	5.92'
	RECORD	S 60°07'08" E	5.38'
L2	ACTUAL	S 59°57'43" E	3.10'
	RECORD	S 60°06'47" E	3.10'
L3	ACTUAL	N 86°36'33" E	70.68'
	RECORD	N 86°57'23" E	70.68'

VICINITY MAP  
NOT TO SCALE



## LEGEND

- IRF 1/2" IRON ROD FOUND
- IRS 1/2" IRON ROD SET W/CAP STAMPED "SNS"
- CMF CONCRETE MONUMENT FOUND
- 60dF 60-D NAIL FOUND
- ▲ CALCULATED POINT
- B.L. BUILDING LINE
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- ( ) RECORD DATA

14. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
15. FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET FROM THE RIGHT OF WAY EDGE, DRIVEWAY GRADES MAY EXCEED 14 % ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN.
16. NO CUT OR FILL